

176.0

0002

0003.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

794,100 / 794,100

794,100 / 794,100

794,100 / 794,100

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
63-65		LANCASTER RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1:	65L INVESTORS LLC
Owner 2:	
Owner 3:	

Street 1: 1337 MASSACHUSETTS AVE

Street 2: SUITE 302

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: MACDONALD JEFFREY M/TARA -

Owner 2: MACDONALD MICHAEL Z -

Street 1: 65 LANCASTER ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 7,362 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1903, having primarily Vinyl Exterior and 1610 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7362		Sq. Ft.	Site		0	70.	0.87	6									448,603						448,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	
104		7362.000	345,500		448,600	794,100		
Total Card		0.169	345,500		448,600	794,100	Entered Lot Size	
Total Parcel		0.169	345,500		448,600	794,100	Total Land:	
Source:	Market Adj Cost			Total Value per SQ unit /Card:	493.23	/Parcel: 493.2	Land Unit Type:	

APPRAISED: 794,100 / 794,100  
 USE VALUE: 794,100 / 794,100  
 ASSESSED: 794,100 / 794,100



**Patriot Properties Inc.**  
USER DEFINED

!13723!

**PRINT**

Date	Time
12/11/20	03:38:35
Last Rev	
Date	Time
10/13/20	13:57:45

mmcmakin
13723
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

**PREVIOUS ASSESSMENT**

Parcel ID								
176.0-0002-0003.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	104	FV	345,400	0	7,362.	448,600	794,000	794,000
2019	104	FV	284,500	0	7,362.	442,200	726,700	726,700
2018	104	FV	284,500	0	7,362.	339,700	624,200	624,200
2017	104	FV	267,000	0	7,362.	320,400	587,400	587,400
2016	104	FV	267,000	0	7,362.	294,800	561,800	561,800
2015	104	FV	223,200	0	7,362.	275,600	498,800	498,800
2014	104	FV	223,200	0	7,362.	253,800	477,000	477,000
2013	104	FV	232,000	0	7,362.	253,800	485,800	485,800

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACDONALD JEFFR	1562-12	1	8/28/2020		950,000	No	No		
CHRISTIANSEN RO	1279-23		12/29/2003	Family	100	No	No		
CHRISTIANSEN MA	1244-10		10/24/2001	Family		No	No	N	
	934-38		1/1/1901						

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/31/1996	355	Manual	3,500					REPLACE FRONT PORC

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/9/2020	SQ Mailed	MM	Mary M
7/3/2018	MEAS&NOTICE	BS	Barbara S
11/12/2008	Info At Door	345	PATRIOT
1/13/2000	Mailer Sent		
1/6/2000	Measured	243	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

